

Receipt (pavti)

533/15358

पावती

Original/Duplicate

Thursday, September 05, 2024

नोंदणी क्र.: 39न

4:49 PM

Regn.: 39M

पावती क्र.: 15863 दिनांक: 05/09/2024

गावाचे नाव: निळमोरे

दस्तऐवजाचा अनुक्रमांक: वमई4-15358-2024

दस्तऐवजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: मनीषा एम. पांढे

नोंदणी फी ₹. 28670.00

दस्त हाताळणी फी ₹. 2000.00

पृष्ठांची संख्या: 100

एकूण: ₹. 30670.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूर्ची-२ अंदाजे
5:08 PM द्या वेळेस मिळेल.

सह. मुख्य निबंधकी वसई
वसई क्र. ४

वाजार मूल्य: ₹. 1941000/-

मोबदला ₹. 2867000/-

भरलेले मुद्रांक शुल्क: ₹. 200700/-

1) देयकाचा प्रकार: DHC रकम: ₹. 980/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0924049318045 दिनांक: 05/09/2024

विक्रेते नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: ₹. 1020/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0924056806460 दिनांक: 05/09/2024

विक्रेते नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: ₹. 28700/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH007856884202425E दिनांक: 05/09/2024

विक्रेते नाव व पत्ता:

मनीषा एम. पांढे

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	202409055267		05 September 2024 12:36:50			
मूल्यांकनाचे वर्ष	2024		वसई-४			
जिल्हा	पालघर		दस्त क्र. 9494/L/2024			
मूल्य विभाग	सातुका वसई		9 / 1900			
उप मूल्य विभाग	9. राहोवास व इतर तसम अनुज्ञेय काररातील जमिनी		वई नंबर/न भू क्रमांक			
क्षेत्राचे नांव	Vasai-Virar Municipal Corporation		वई नंबर/न भू क्रमांक			
वार्षिक मूल्य दर सन्धानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोकळ्यापट्टे पत्रक	
14300	58100	66800	73100	66800	श्री मीटर	
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र (Built Up)-	31.81 चौ मीटर	मिळकतीचा वापर.	निवासी सदनिका	मिळकतीचा प्रकार.	कोणित	
बांधकामाचे वर्गीकरण.	1-आर सी सी	मिळकतीचे वय .	0 TO 2वर्ष	बांधकामाचा दर.	Rs 2400/-	
उद्वाहन सुविधा .	आहे	मजला .	5th to 10th Floor			
Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt 02/01/2018						
मजला निहाय घट/वाढ		= 105 / 100 Apply to Rate= Rs 61005/-				
धसा.यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर		= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * बसा.यानुसार टक्केवारी) - खुल्या जमिनीचा दर) = ((61005-14300) * (100 / 100)) + 14300) = Rs 61005/-				
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 61005 * 31.81 = Rs.1940569.05/-				
Applicable Rules		= 3, 9, 18, 19				
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेट्रोमार्ग मजला क्षेत्र मूल्य + तलावच्या सजीवे मूल्य खुली बाळकनी. + क्रील सजीवे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बँटमर बाळकनी - स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 1940569.05 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.1940569/- = २ एकोणवीस लाख चाळीस हजार पाच शें एकोणसत्तर /-				

Home Print

(Signature)
सह. दुय्यम निबंधक वर्ग-२
वसई क्र. ४





CHALLAN
MTR Form Number-6



MH007856884202425E	BARCODE	Date	05/09/2024-13:59:54	Form ID	098	
Department	Inspector General Of Registration	Payer Details				वसई-४
Stamp Duty		TAX ID / TAN (If Any)	दस्ता क्र. 9494YL / 202४			
Registration Fee		PAN No. (If Applicable)	BPU 8P70204 2 / 1900			
Name	VSI3_VASAI NO 3 JOINT SUB REGISTRAR	Full Name	MANISHA M RANDEY			
Location	PALGHAR	Flat/Block No.	FLAT NO. B WING/1004, DHANLAXMI HILL			
	2024-2025 One Time	Premises/Building	VIEW			
Account Head Details		Amount In Rs.				
046401	Stamp Duty	200700.00	Road/Street	NILEMORE		
063301	Registration Fee	28700.00	Area/Locality	NALLASOPARA		
			Town/City/District			
			PIN	4 0 1 2 0 3		
Remarks (If Any)						
PAN2=AANFD2309Q-SecondPartyName=DHANLAXMI DEVELOPERS-						
		Amount In	Two Lakh Twenty Nine Thousand Four Hundred Rupees			
		Words	Only			
		2,29,400.00				
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332024090515256	2887566426	
Cheque/DD No.		Bank Date	RBI Date	05/09/2024-14:00:33	Not Verified with RBI	
Name of Bank		Bank-Branch	IDBI BANK			
Name of Branch		Scroll No. , Date	Not Verified with Scroll			

Department ID : Mobile No. : 7757805833
 TE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 र चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू
 नाही.



चसई-४
दस्ता क्र 9YBYL/२०२४
५ १९००

AGREEMENT FOR SALE


THIS AGREEMENT made at Nallasopara on this 5th day of Sept in the year Two Thousand and Twenty Four.

BETWEEN

M/S. DHANLAXMI DEVELOPERS, a Partnership Firm, having its office address at Dhananjay Group, Near Hemall Marriage Hall, Nilemore Road, Nallasopara (West), Palghar 401203, represented by its authorized Partner of Attorney holder MR. RAJU B. KOTALA having PAN ACEPK3269R hereinafter referred to as "THE PROMOTERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners) of the ONE PART

AND

MRS. MANISHA M PANDEY age about 38 & MR. MANISH LALLAN PANDEY age about 39 Residing at /having address at Δ/4 GROUND FLOOR SARVESHWARI APARTMENT TULINI ROAD NEAR VIJAY NAGAR NAKA BEHIND DAMODAR HALL NALLASOPARA EAST PALGHAR MAHARASHTRA 401209, hereinafter referred to as "THE ALLOTTEE/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include (a) in case of an individual, such individual's heirs, executors and administrators and assigns; (b) in case of a Partnership Firm, for the time being survivors or the last survivors of them and legal heirs, executors, administrators or the permitted assigns of such last survivor of them; and (c) in case of company, or a body corporate or juristic entity, its Directors for the time being constituting the said company, survivors or the permitted assigns of such last survivor of them) of the OTHER PART;



Promoters

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Allottee/s

Manish



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६ १९००

WHEREAS by an indenture of conveyance dated 16/02/2021 registered with the office of the sub-registrar of Assurances at Vasai-3 under Doc No.VSI-3-2680/2021 dated 16/02/2021 executed between M/s VIJAYRAJ BUILDERS through its partners MR. VIJAYRAJ SINGH and MRS. BRIJARA NANDINI DEVI therein referred to as "THE VENDORS" and the ANAND PARK CO-OP HOUSING SOCIETY LTD. Through Chairman Suresh N. Polekar, Secretary Ramesh Shinde and Treasurer Uttam T. Kadam therein referred to as the 'PURCHASERS'. The vendors therein sold, transferred, assigned and conveyed admeasuring area of 28.5729 R.Sq.mtr. out of 37.4000 H.R. situated at S.No.273/1, Village -Nilemore, Nallasopara (West), Tal. Vasai, Dist. Palghar-401203 unto the purchasers therein the reversionary rights in respect of the said property hereinafter referred as to "FIRST LAND"

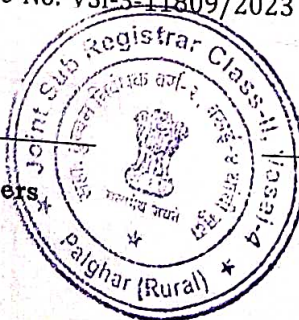
WHEREAS by an indenture of conveyance dated 07/06/2022 registered with the office of the sub-registrar of Assurances at Vasai-3 under Doc No.VSI-3-9563/2022 dated 07/06/2022 executed between M/s VIJAYRAJ BUILDERS through its partners MR. VIJAYRAJ SINGH and MRS. BRIJARA NANDINI DEVI therein referred to as "THE VENDORS" and the ANAND PARK CO-OP HOUSING SOCIETY LTD. Through Chairman Suresh N. Polekar, Secretary Ramesh Shinde and Treasurer Uttam T. Kadam therein referred to as the 'PURCHASERS'. The vendors therein sold, transferred, assigned and conveyed admeasuring area of 8.8271 R.Sq.mtr. out of 37.4000 H.R. situated at S.No.273/1, Village -Nilemore, Nallasopara (West), Tal. Vasai, Dist. Palghar-401203 unto the purchasers therein the reversionary rights in respect of the said property hereinafter referred as to "SECOND LAND"

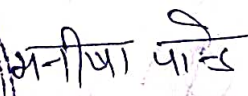
WHEREAS ANAND PARK CO-OP HOUSING SOCIETY LTD. is the absolute owner of the "FIRST LAND" and "SECOND LAND" admeasuring 37.4000 H.R. which is equal to 3740 sq.mtr. Collectively hereinafter referred to as "THE PROJECT LAND" which is more particularly described in the First Schedule

AND WHEREAS by a Redevelopment Agreement's dated 31st March 2023, which is registered in the Office of Sub-Registrar of Assurances at Vasai-III, bearing doc No. VSI-3-11809/2023 dated 06/06/2023 executed by and



Promoters





Allottee/s



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between ANAND PARK HOUSING SOCIETY LIMITED, a Society registered under the provision of Maharashtra Co-operative Societies Act, 1960 bearing Registration No. TNA/VSI/HSG/TC/15480/2004-2005 DATED 04/06/2004 through its Members of the One Part (therein referred to as "The MEMBERS") And M/S. DHANLAXMI DEVELOPERS Through its Partners MR. DHANANJAY RAJARAM RAUT AND RAJU BHAGWANT KOTLA of the Other Part (therein referred to as "THE DEVELOPERS"), the Society has transferred to the Developers development rights of "PROJECT LAND"

AND WHEREAS the said Project land bearing Survey No.273/1 area admeasuring 0-37-40 H.R. equivalent to 3740 Square Meters, lying, being and situated at village - Nilemore, Taluka - VASAI, District - PALGHAR is converted into Non-Agricultural land by paying conversion tax to the Government accordingly The Tahasildar Vasai (Revenue Dept.) has issued Land Conversion Certificate vide their letter No. REV/KS.1/MEJ.9/NAP.SR-209/88 DATED - 09/12/1988, the copy of the said letter is annexed hereto annexed and marked as Annexure.

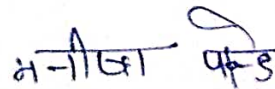
AND WHEREAS the Promoters are in possession of the project land.

AND WHEREAS the MR. DHANANJAY RAJARAM RAUT one of the partners of M/S. DHANLAXMI DEVELOPER and P.A Holder of ANAND PARK CO-OP HOUSING SOCIETY LTD has obtained Commencement Certificate from Vasai-Virar City Municipal Corporation, vide its letter no. VVCMC/TP/CC/VP-0957/149/2023-2024, DATED - 31/08/2023, the copy of the said Commencement Certificate is annexed hereto and marked as Annexure.

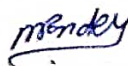
AND WHEREAS the Promoters as owners are entitled and enjoined upon to construct buildings on the said project land in accordance with the norms and specifications of the Vasai-Virar City Municipal Corporation and the Promoters have commenced the work of construction of the proposed buildings self-contained tenements.

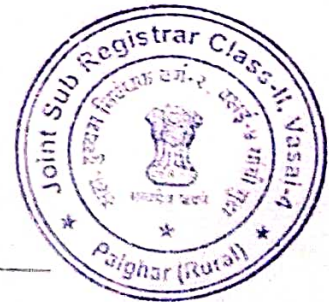


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AND WHEREAS the Promoters has registered the Project under the provisions of the Act with the Maharashtra Real Estate Regulatory Authority at MUMBAI bearing registration no. P99000054332; authenticated copy is attached in Annexure.

AND WHEREAS the Promoters have proposed to construct on the project land consisting of Stilt + Ground + 20 upper floors; Project known as "DHANANJAY HILL VIEW" (hereinafter referred to as "THE SAID BUILDING/S").

AND WHEREAS the Promoters have appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoters accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

AND WHEREAS the Promoters have sole and exclusive right to sell the Flats/Shops in the said building/s to be constructed by the Promoters on the said project land and to enter into Agreement/s with the allottee/s(s) of the Flats/Shops to receive the sale consideration in respect thereof;

AND WHEREAS on demand from the Allottee/s, the Promoters have given inspection to the Allottee/s of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoters' Architect M/S. SHREE CONSULTANTS and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

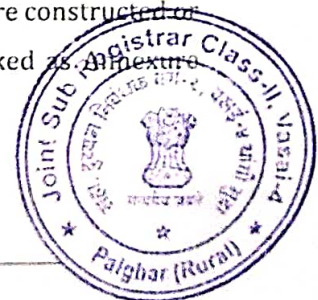
AND WHEREAS the authenticated copies of Certificate of Title issued by the advocate of the Promoters, authenticated copies of 7/12 extract of Village Forms or any other relevant revenue record showing the nature of the title of the Promoters to the project land on which the Flats/Shops are constructed or are to be constructed have been annexed hereto and marked as Annexure respectively.



Promoters

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Allottee/s
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dispute between parties shall be settled amicably. In case of
to settled the dispute amicably, which shall be referred to the
Authority as per the provisions of the Real Estate (Regulation
Development) Act, 2016, Rules and Regulations, thereunder.

36) GOVERNING LAW-

That the rights and obligations of the parties under or arising out of
Agreement shall be construed and enforced in accordance with
laws of India for the time being in force and the VASAI courts will be
the jurisdiction for this Agreement.

IN WITNESS WHEREOF parties hereinabove named have set
respective hands and signed this Agreement for Sale at Vasai in
presence of attesting witness, signing as such on the day first
written.

FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of freehold non-agricultural land bearing
S.No.273/1, admeasuring area 3740 sq.mtr lying, being and situated at village
- NILEMORE, Taluka - VASAI, District - PALGHAR, within the limits of Vasai
Virar City Municipal Corporation and within the jurisdiction of the
Registrar at Vasai.

SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT FLAT NO. B-Wing /1004 on TEN FLOOR, having carpet area
admeasuring 26.19 Square Meters + 2.73 enclosed balcony i.e. Total carpet
area admeasuring 28.92 Square Meters, in building known as "DHANAN
HILL VIEW" with proportionate share of common area and facilities
appurtenance to the said premises.

Promoters  मनीषा पांडे
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IN WITNESSES WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN.

SIGNED AND DELIVERED BY THE)
 Within named of "THE PROMOTERS")
 M/S. DHANLAXMI DEVELOPERS.)
 Through its Partner)
MR. RAJU B. KOTALA)

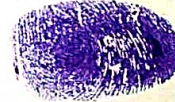
Raju



In the presence of WITNESSES:)
 1. Name Devendra Prasad Mishra)
 Signature *Devendra*)

2. Name Charmendra Gupta)
 Signature *Charmendra*)

SIGNED AND DELIVERED BY THE)
 Within named of "THE ALLOTTEE/S")
1. MRS.MANISHA M PANDEY)



मनीषा पान्डे

2. MR.MANISH LALLAN PANDEY



mpandey

In the presence of WITNESSES:)
 1. Name Devendra Prasad Mishra)
 Signature *Devendra*)

2. Name Charmendra Gupta)
 Signature *Charmendra*)

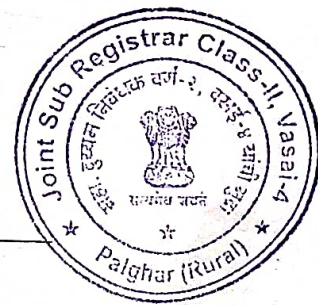
Raju

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Allottee/s

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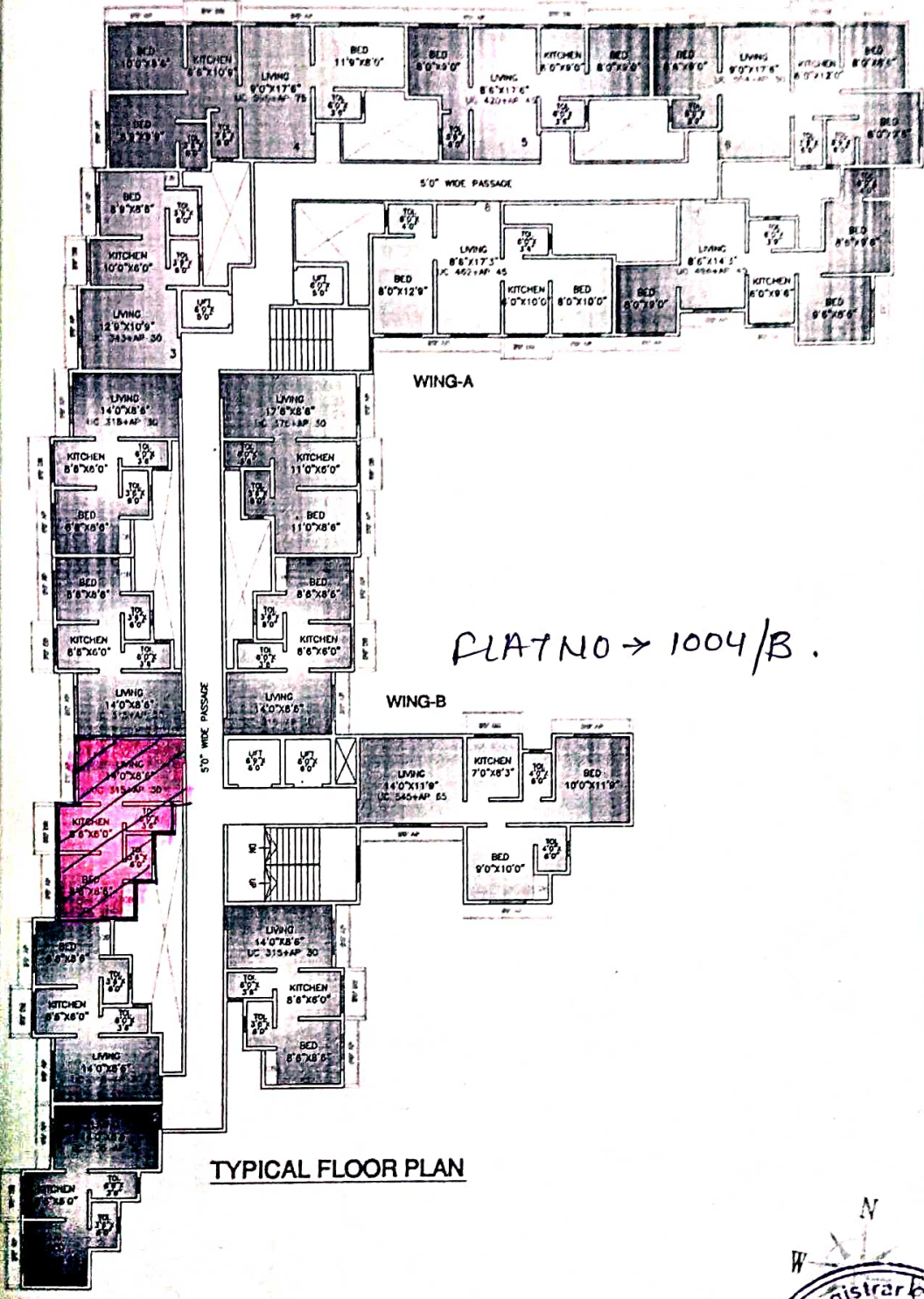


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 ३०/१००

Rs. above
 THOUSAND
 by way of
 OR, in the

Amount
 Rs.
 2,86,700/-
 2,86,700/-

1.
 ELOPERS
 4
 promoters



FLAT NO → 1004/B.

TYPICAL FLOOR PLAN

[Signature]

Promoters

मनीषा पांडे

Allottee/s

[Signature]



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दस्त क्र. ९५३५८/२०२४

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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : P99000054332

Project: **DHANANJAY HILL VIEW**, Plot Bearing / CTS / Survey / Final Plot No.: 273/1 at **Vasai-Virar City (M Corp), Vasai, Palghar, 401203;**

1. **Dhanlaxmi Developers** having its registered office / principal place of business at Tehsil: **Vasai, District: Palghar, Pin: 401203.**
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 15/01/2024 and ending with 31/12/2028 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 15-01-2024 15:39:37

Dated: 15/01/2024
Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority



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मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर - ४०१ ३०५.



दुरधनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५/०६
फॅक्स : ०२५० - २५२५१०३
ई-मेल : vasairvirarcorporation@yahoo.com
जायक क्र.: य.वि.श.म.
दिनांक :

31/08/2023

VVCMC/TP/CC/VP-0957/149/2023-24

To,

✓ Anand Park C.H.S. Ltd. through
Mr. Dhananjay R. Raut Partner of,
M/s. Dhanlaxmi Developers
Apna Awas behind Darul Mamur,
Masjid, Sai Nagar, Nallasopara West,
Vasal (W), Tal: Vasal,
DIST: PALGHAR

2. M/s. Shree Consultants
B-203, Akanksha Tower,
Near Railway Station,
Nallasopara (E), Taluka-Vasal,
DIST: PALGHAR

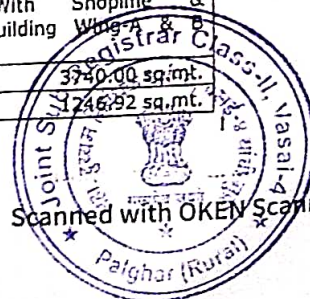
Sub: Commencement Certificate for Proposed Residential with Shopline & Commercial Building Wing-A & B (E.W.S./L.I.G.) on land bearing S.No.273/1 of Village: Nilemore, Taluka Vasal, Dist Palghar.

Ref :

1. N.A Order No. REV/KS.1/MEJ.9/NAP.SR-201/88, Dated 09/12/1988 from Collector of Thane.
2. TILR M.R. No.491/2023 Dated 26/06/2023 for measurement.
3. Your Licensed Architect's letter Dated 29/06/2022.

Sir/ Madam,
The Development Plan of Vasai Virar Sub Region is sanctioned by Government of Maharashtra vide Notification no TPS-1205/1548/CR-234/2005/UD-12 dated 09/02/2007. Keeping 113 EPS in pending. Further 5 EPS were approved vide Notification TPS-1208/1917/CR-89/09/UD-12 dtd. 13/03/2009, 31 EPS were approved vided Notification No.TPS-1208/1917/CR-89/09/UD-12 dtd 19/09/2009, Notification No. TPS-1208/1917/CR-89/08/UD-12 dtd 05/10/2009, 11 EPS were approved vide Notification No.TPS-1209/1917/CR-89/09 UD-12 dtd. 4th April 2012, 1 EP was approved vide notification no.TPS-1214/975/CR-77/14/UD-12 dtd. 16th August 2014 and 64 EPs were approved vide notification no. TPS-1214/975/CR-77/14/UD-12 dtd. 27th February 2015. Govt. entrusted Planning Authority functions for respective jurisdiction of Vasai-Virar City Municipal Corporation vide notification no. TPS-1209/2429/CR-262/2010/UD-12 dtd. 07/07/2010. Further Vasai Virar City Municipal Corporation is appointed by Govt. of Maharashtra as SPA for 21 villages Arnala, Arnala Pilia, Patilpada, Mukkam, Tembi, Kolhapur, Chandrapada, Telari, Khairpada, Vasalsi, Pangzo, Doliv, Kharci, Khochiwada, Pali, Tivri, Octane, Tarkhad, Maljipada, Satpala & Kalamb, notification no. TPS-1214/UOR-54/CR-17/15/UD-12 dtd. The 21st February 2015. The Development permission is granted on the basis of unified Development Control and promotion Regulations which was published as per Govt. notification No. TPS-1818/CR-236/18/SEC 37 (I.AA)/UD-13 dtd. 2nd December 2020. In the capacity of as Planning Authority/Planning Authority for respective jurisdiction and SPA for 21 villages VVCMC is functioning as per MRTA Act 1956. The details of permission are as under. The conditions mentioned in the letter No. VVCMC/TP/CC/VP-0957/ dated /2023 Are binding on you. The details of the layout is given below:

1	Name of Assessee owner / P.A. Holder	Anand Park C.H.S. Ltd. through Mr. Dhananjay R. Raut Partner of, M/s. Dhanlaxmi Developers
2	Location	Nilemore
3	Land use (Predominant)	Residential With Shopline & Commercial Building Wing-A & B (E.W.S./L.I.G.)
4	Gross plot area (As per 7/12)	3740.00 sq.mt.
5	Area Under 30 mtr. Wide DP Road	1746.82 sq.mt.



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दस्ता क्र. 999YL / 2024
YL / 900

31/08/2023

WCMC/TP/CC/VP-0957/149/2023-24

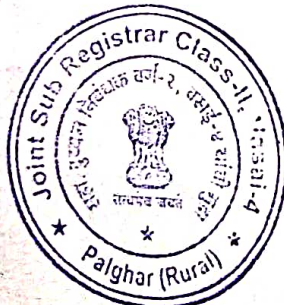
6	Net plot area	2493.08 sq.mt.
7	Built up Area with reference to basic F.S.I as per front road width (Sr. No. 5x Basic FSI 1.10) (2493.08 X 1.10)	2742.39 sq.mt.
10	Additional FSI on Payment of Premium (a) Maximum Permissible Premium FSI- Based on Road Width/Tod Zone (3740.00/0.50 = 1870.00)	1870.00 sq.mt.
11	In- Situ FSI/TDR Loading (3740.00 X 1.40 = 5236.00)	5236.00 sq.mt.
12	Total Entitlement (9+10a+11)	9848.39 sq.mt.
13	a) Ancillary FSI Upto- 60% with payment of charges (9611.21X 60%) b) Ancillary FSI upto 80% with payment of charges (237.18 X 80%)	5766.72 sq.mt. 189.73 sq.mt.
14	Maximum Utilization limit of FSI (building potential) permissible as per road width (as per regulation No.6.1 or 6.2 or 6.3 or 6.4 as applicable) x1.6 or 1.8	15804.84 sq.mt.
15	Total Built-up Area in Proposal (Excluding Area at SR.NO.17b)	---
	i) Basic	2742.39 sq.mt.
	ii) Premium +TDR (1870+5210.98) (as per clause 7.7.1)	7080.98 sq.mt.
	ii) Ancillary Area FSI Upto 60% (15337.90/1.6X 60%)	5751.71 sq.mt.
	iv) Ancillary Area FSI Upto 80% (237.18 X 80%)	189.73 sq.mt.
	d) Proposed Built-up Area (As per 'P-Line)	15764.81 sq.mt.

The Details of the Buildings Is given below:

Sr. No.	Predominant Building	No. of Floors	No. of Shops	No. of Offices	No. of Flats	Built Up Area (in sq. mt.)
1.	Residential with Shopline & Commercial Building	Wing-A (Stilt+Gr+20)	12	2	157	15764.81
		Wing-B (Stilt+19)	--	--	130	
		Total	12	2	287	



- 1) The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (Clause 2.7.1 of Unified Development Control and Promotion Regulations-2020).
- 2) You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic/polluting condition/on road without the permission of WCMC.
- 3) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding/disease prone conditions.



वसई-४
वसई क्र. 903/L / 2024
५९ / १००

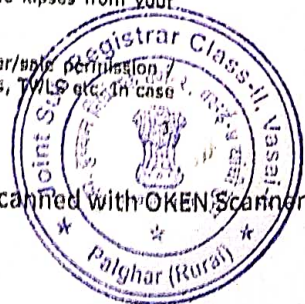
मुख्य कार्यालय, विरार
 विरार (पूर्व),
 ता. वसई, जि. पालघर - ४०६ ३०५.



दुरधर्मी : ०२२०१०१ / ०२२०३१२ / १०५०६,
 फोन : २२२०१०१
 ई-मेल : vasai@vasai-corporation.gov.in

आयक क्र. ३ च. वि. श. म.
 दिनांक : ३

- VVCMC/TP/CC/VP-0957/11A/2023-24 31/08/2023
- 4) You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of Vasai-Virar City Municipal Corporation. Once occupancy certificate shall not be granted to you, which may please be noted.
 - 5) You shall develop the access road to the satisfaction of Vasai-Virar City Municipal Corporation as per the width as shown in the approved plan (D.P. Road/ access obtained as the case may be) before applying for Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintained, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for Plinth Completion Certificate.
 - 6) You shall construct cupboard if any, as per UDCPR Regulation.
 - 7) You shall provide Mosquito proof treatment in order to avoid Mosquito breeding to the satisfaction of VVCMC. Occupancy Certificate will not be granted if Mosquito treatment is not provided by providing Dr. Major Covells system of Mosquito proofing to control Malaria to the satisfaction of VVCMC.
 - 8) You shall provide two distinct pipelines for potable and for non-potable water.
 - 9) You shall provide the Rain Water Harvesting systems as per Govt. notification No.TBA-432001/2133/CR-230/01/UD-11 dtd. 10/03/2005 & TPB-4307/396/CR-24/2007/UD-11 dtd. 06/06/2007 by appointing the Rain Water Consultants empanelled by VVCMC. Occupancy Certificate shall be granted after certification of Rain Water Harvesting systems by said empanelled consultant of VVCMC.
 - 10) You shall construct the compound wall /Retaining as per site condition which will be design & supervised by certified structural engineer before Plinth Completion Certificate.
 - 11) You shall submit subsoll investigation report for structural stability & Rain water harvesting purpose before Plinth Completion Certificate.
 - 12) You are responsible for the disputes that may arise due to Title/ Access matter. Vasai-Virar City Municipal Corporation is not responsible for any such disputes.
 - 13) You shall provide flush tanks in all W.C/Toilets with dual valve system.
 - 14) You shall do structural Audit for the buildings under reference after 30 years of completion as per Government of Maharashtra Act No.6 of 2009.
 - 15) You shall plant the plants by taking the sapling/Plants available with Vasai Virar City Municipal Corporation, You shall contact DMC, Vasai-Virar City Municipal Corporation and shall plant the same as will be directed by DMC, VVCMC under intimation to this office.
 - 16) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A order, PWD NOC, NOC from Highway Authority, NOC from Railway, NOC from M&EB, NOC from Eco Sensitive Zone, TWLS, MOEF, CRZ/wetlands etc., as may be applicable and N.A TILR as required as per N.A order and other applicable compliances. If any of the compliances as per other Dept/Acts/ requirements are not done, only you shall face the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.
 - 17) You are responsible for complying with all conditions of N.A. order/with permission / other permissions of other authorities including MOEF/CRZ/wetlands, TWLS etc. In case



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दस्त क्र. 9434/2024
E9 / 900

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. पालघर - ४०१ ३०५.



दुरधनी : ०२५० - २५२५१०१ / ०२/०३/०४/०५
फॅक्स : ०२५० - २५२५१०५
ई-मेल : vasalvirarcorporation@yahoo.com
गायक क्र.: व.वि.१।.म.
दिनांक :

- VVCMC/TP/CC/VP-0957/149/2023-24 31/08/2023
- 31) If any legal matter arises at any Civil/Criminal Courts or In Hon'ble High Court, any revenue/co-operative court or with any Govt. Authority like Police, NCILT, ED, etc., the said permission stand cancelled without giving prior notice or opportunity being heard.
 - 32) You shall be legally responsible for taking care of provisions of RERA in respect of present amendment where third party rights are created by way of registered agreement for sale or lease of apartment by taking consent from Interested party or persons. Any disputes that may arise due to violation of said provisions Vasal Virar City Municipal Corporation is not responsible for such disputes.
 - 33) You shall submit Legal Remarks within 1 months from the date of issue, if not the said permissions stand cancelled without giving prior notice or opportunity being heard.
 - 34) You shall submit Provisional Fire NDC within 1 months from the date of issue, if not the said permissions stand cancelled without giving prior notice or opportunity being heard.
 - 35) You shall submit undertaking Regarding EWS/LIG within 1 months from the date of issue, if not the said permissions stand cancelled without giving prior notice or opportunity being heard.
 - 36) You shall Handover Area under DP Road to VVCMC before Plinth Completion Certificate and Road to be fully Developed before Plinth Completion Certificate, if not the said permissions stand cancelled without giving prior notice or opportunity being heard.
 - 37) The pending Premium Charges, labour cess charges are to be deposited by the applicant to VVCMC on due dates if fails to do so then the the said order stands cancelled without giving any opportunity to be heard.
 - 38) Any breach of any condition mentioned or conditions not followed in specified timelines will lead to cancellation of this order without giving any notice or any opportunity to be heard by following natural justice.



bal-
Commissioner
Vasal Virar City Municipal Corporation

Certified that the above permission is
Issued by Commissioner VVCMC, Virar.

Deputy Director,
VVCMC, Virar.

Encl.: a/a.
c.c. to:
1. Asst. Commissioner, UCD,
Vasal-Virar city Municipal Corporation.
Ward office



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क्रमांक - ४
वस्तु क्र. 9484C/२०२४
६२ १९००

मुख्य कार्यालय, विहार
विहार (पूर्व),
सा. कार्या. नि. कावठार - ४०१ ३०९.



दस्तावेज क्र.: २३५० - ३३५०९ / २३५०९४/२०२४
दिनांक : ३१/०८/२०२३
ई-मेल : vvcmmcr@corporationofyavatkar.com
जायज. क्र.: प. वि. श. म.
दिनांक :

VCMC/TN/CC/VP-0957/14B/2023-24

31/08/2023

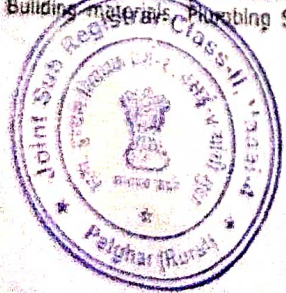
CONDITIONS FOR COMMENCEMENT CERTIFICATE

The set of the conditions as mentioned below shall be read with the Commencement Certificate of the particular building as mentioned.

1. The commencement certificate is liable to be revoked by the Municipal Corporation if :-
 - a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Corporation is contravened.
 - c) The Commissioner, VVCMC is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him, in such event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
2. The applicant shall :-
 - a) Give notice to the Municipal Corporation immediately after starting the development work in the land under reference.
 - b) Give notice to the Municipal Corporation on completion upto the plinth level & before the commencement of the further work.
 - c) Give written notice to the Municipal Corporation regarding completion of the work.
 - d) Obtain an occupancy certificate from the Municipal Corporation.
 - e) Permit authorized officers of the Municipal Corporation to enter the building or premises for the purpose of inspection with regard to observing building control regulations and conditions of the certificate.
 - f) Pay to MUNICIPAL CORPORATION the development charges as indicated in Appendix "A" along with interest @ 18% p.a. on the balance amount. If the rate of interest is enhanced by MUNICIPAL CORPORATION the same will be applicable. The applicant shall pay to MUNICIPAL CORPORATION the development charges as agreed in the undertaking submitted by him on
 - g) Install a 'Display Board' on the most conspicuous place on site indicating :-
 - i. Name & address of owner /developers, architect, Structural Engineer and contractor.
 - ii. S.NO./CTS No., Ward No., Village Name along with description of its boundaries.
 - iii. Order number and date of grant of development permission/redevelopment permission issued by Municipal Corporation.
 - iv. FSI permitted.
 - v. No. of residential/commercial flats and shops with their areas.
 - vi. Address where copies of detailed approved plans shall be available for inspection.
 - vii. A notice in the form of an advertisement, giving all the details mentioned in i) to vi) above shall also be published in 2 widely circulated news papers one of which should be in regional language.



3. The structural Design including the aspects pertaining to seismic activity, Building materials, Plumbing Services, Fire Protection, Electrical installation

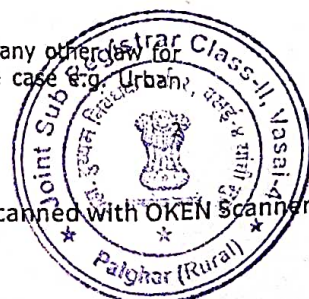


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VCMC/TP/CC/VP-0957/149/2023-24

31/08/2023

- etc. shall be in accordance with the provisions (except for the provisions in respect to Floor Area Ratio) prescribed in the National Building Code amended from time to time by the Bureau of India Standards.
4. The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue.
 5. The conditions of the certificate shall be binding not only on the applicant but also on his successors, and every person deriving title through or under them.
 6. A certified copy of the approved plan shall be exhibited on site.
 7. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street.
 8. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate has been granted by this Municipal Corporation. If the occupancy is reported before grant of occupancy certificate and unauthorized Occupancy Charges and other charges as applicable.
 9. This permission does not entitle you to develop the land which does not vest in you.
 10. You shall provide over-head water tank on the building as per the Bombay Municipal Corporation standards and to the satisfaction of Vasai-Virar City Municipal Corporation.
 11. You should approach Executive Engineer (MSEB) for the temporary power requirement, location of the transformer etc. The permanent power connection from MSEB can be obtained only after getting the necessary occupancy certificate from this Municipal Corporation.
 12. The transfer of the property under reference can be effected only after the necessary approval from Municipal Corporation or occupancy certificate is obtained by the applicant before any such transfer.
 13. You shall provide at your own cost, the infrastructural facilities within the plot as stipulated by the Municipal Corporation (Internal Access, channelisation of water, arrangements of drinking water, arrangements for conveyance, disposal of sullage and sewage, arrangement of collection of solid waste) before applying for occupancy certificate. Occupancy Certificate shall not be granted unless all these arrangements are found to the satisfaction of Municipal Corporation.
 14. As far as possible no existing tree shall be cut. If this is unavoidable, twice the number of trees cut shall be planted on site.
 15. The grant of this permission is subject to the provisions of any other law for the time being in force and that may be applicable to the case e.g. Urban,



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दस्त क्र. १५३५/२०२४
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31/08/2023

VVCMC/TP/CC/VP-0957/149/2023-24

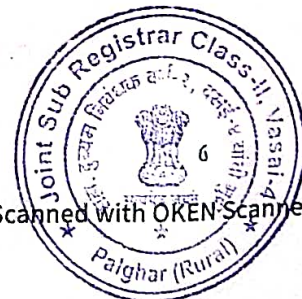
47. You shall submit detailed proposal for sewage treatment plant by way of package treatment plant, recycling of water and solid waste disposal through composting vermiculture project before applying for Occupancy certificate. You shall use fly ash bricks or blocks or clay fly ash bricks or cement fly ash bricks or blocks or similar products of a combination of aggregate of them in the construction of the project and as per the notification of Ministry of Environment & Forest Govt. of India date 27th Aug. 2003.
48. Notwithstanding anything contained in the Development Control Regulations, the Development Plan provisions or the approvals granted / being granted to you; it shall be lawful on the part of the Municipal Corporation to impose new conditions for compliance as may be required and deemed fit to adhere to any general or specific orders or directives of any Court of Law, Central / State Government, Central / State PSU, Local Authority or any public authority as may be issued by them from time to time.
49. You shall develop access road of W.B.M. standard before Commencement of work.
50. You shall provide all arrangement for labours as per governing statues like temporary livable accommodation, sanitary arrangements, health facilities etc., you shall give the compliances at the time of Plinth Completion certificate. As per central Govt. directives no open defecation shall take place. To ensure the same is your responsibility.



Sal-
Commissioner
Vasal Virar City Municipal Corporation

Certified that the above permission is
issued by Commissioner VVCMC, Virar.

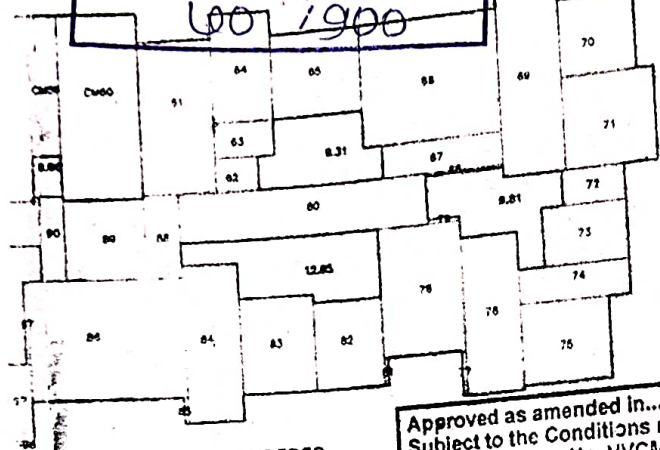
[Signature]
Deputy Director,
VVCMC, Virar.



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बसई - ४
 दस्त क्र. 94397/2023
 100/900

VP. NO. 0957



PLAN SHALL NOT BE CONSIDERED
 PROOF OF OWNERSHIP FOR ANY
 SUITES IN ANY COURT ON LAW

Approved as amended in.....
 Subject to the Conditions mentioned in
 this office Letter No. VVCMC/TP/CC/
 VPI. 0957/149/2023-24
 Dated : 31/08/2023

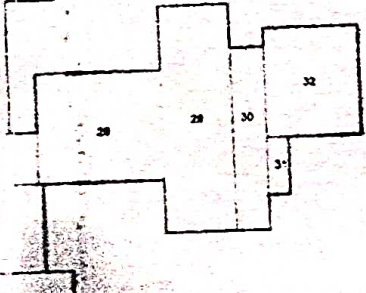
Sdk

COMMISSIONER
 VASAI-VIRAR CITY MUNICIPAL CORPORATION
 Virar (East), Pin No. 401 305, Dist. Palghar.



Certified that the above permission is
 issued by Commissioner VVCMC, Virar.

Deputy Director,
 VVCMC, Virar.



This permission C.C/RDP/Tentative Layout
 permission / OCC / NOC is subject to
 Condition nos.: 33, 34, 35, 36 & 37 of
 the Order No.: _____ if
 the conditions are violated the said
 permission stands cancelled.

LINE DIA. 1ST FLOOR

DESCRIPTION OF PROPOSAL & PROPERTY
 PROPOSED RESIDENTIAL WITH SHOPLINE AND COMMERCIAL BUILDING (E.W.S./L.I.G.) ON
 PROPERTY BEARING S.NO. 273/1. OF VILL.-NILEMORE TAL.-VASAI, DIST.-PALGHAR.
 NAME OF APPLICANT. MR. DHANANJAY R. RAUT PARTNER OF M/S. DHANLAXMI DEVELOPERS P.A. HOLDER OF
 ANAND PARK C.H.S. LTD.

SIGNATURE OF APPLICANT: *Raut* SIGNATURE OF ARCHITECT: *[Signature]*

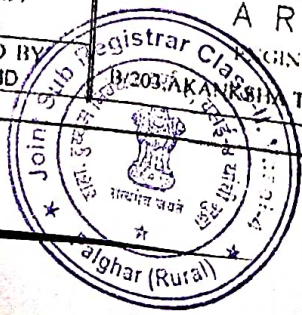
DRG. NO:	DATE
	18/08/2023
	JOB NO: 449
	V.P. NO: 0957
	SCALE
	AS SHOWN
	DRAWN BY
	CHECKED BY
	S.R.KASHID

ARCHITECTS

Shyam R. Kashid

Shree Consultants
ARCHITECTS
 ENGINEERS INTERIORS SURVEYORS

TOWER, NR. RLY. STN., NALLASOPARA (E).





THIS PLAN SHALL NOT BE CONSIDERED AS A PROOF OF OWNERSHIP FOR ANY DISPUTES IN ANY COURT ON LAW



R PLAN TO 17TH & 19TH 1:200

SHEET NO. 02

CC

VP. NO. 0957

वसई-४

दस्ता क्र. ७५३५८/२०२४

७७ १००

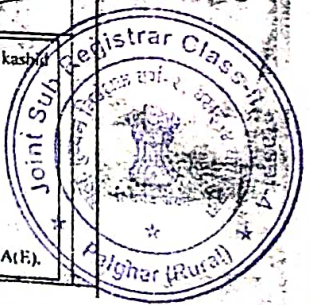
Approved as amended in.....
 Subject to the Conditions mentioned in this office Letter No. VVCMC/TP/CC/ VPI. 0957/143/2022/24
 Dated : 31/08/2023
 bdr
 COMMISSIONER
 VASAI-VIRAR CITY MUNICIPAL CORPORATION
 Virar (East), Pin No. 401 305, Dist. Palghar.

Certified that the above permission is issued by Commissioner VVCMC, Virar.

Deputy Director,
 VVCMC, Virar.

This permission / PDP/Tentative Layout permission / CC is subject to Condition nos. 32, 34, 35, 36 & 37 of the Order No. If the conditions are violated the said permission stands cancelled.

PERFORMA - B	
CONTENTS OF SHEET	
GROUND FLOOR LAY OUT PLAN B.U.A. ELEVATION..	SECTION, LOCATION PLAN AND B.U.A. CALCULATIONS
CERTIFICATE AREA	
<p>CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 12/07/2023 AND THE DIMENSIONS OF THE SIDE ETC OF THE PLOT STATED ON PLANS ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF MEASUREMENTS OF OWNERSHIP /T.P. SCHEME RECORD LAND RECORDS DEPT. CITY SURVEY RECORD</p>	
SEISMIC CONDITION	
<p>CERTIFIED THAT THE BLDG PLANS SUBMITTED FOR APPROVAL SATISFY THE SAFETY REQUIREMENTS FOR STRUCTURES BEING CONSTRUCTED IN SEISMIC ZONE-III AS CORRECT TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING. IT IS ALSO CERTIFIED THAT THE STRUCTURAL DESIGN INCLUDING SAFETY FROM NATURAL HAZARDS HAS BEEN PREPARED BY ONLY QUALIFIED STRUCTURAL ENGINEER ATLEAST B.E. (CIVIL) OR EQUIVALENT</p>	
Signature of Registered Engineer	
STAMP OF DATE OF RECEIPT OF PLANS	STAMP OF DATE OF APPROVAL OF PLANS
DESCRIPTION OF PROPOSAL & PROPERTY	
<p>PROPOSED RESIDENTIAL WITH SHOPLINE AND COMMERCIAL BUILDING (E.W.S./L.I.G.) ON PROPERTY BEARING S.NO. 273/1, OF VILL.-NILEMORE TAL.-VASAI, DIST.- PALGHAR.</p>	
<p>NAME OF APPLICANT: MR. DHANANJAY R. RAUT PARTNER OF M/S. DHANANJAY DEVELOPERS P.A. HOLDER OF ANAND PARK C.H.S. LTD.</p>	
SIGNATURE OF APPLICANT	SIGNATURE OF ARCHITECT
<i>Raut</i>	<i>[Signature]</i>
DRG. NO.	DATE
	16/08/2023
	JOB NO: 449
	VP. NO: 0957
	SCALE AS SHOWN
	DRAWN BY
	CHECKED BY
	S.R.KASHID
ARCHITECTS	
<p>Shree Consultants ARCHITECTS ENGINEERS INTERIORS SURVEYORS</p>	
B/203, AKANKSHA TOWER, NR. RLY. STN., NALLASOPARA (E).	



N HAR. DER OF KASHID A/E

THIS PLAN SHALL NOT BE CONSIDERED AS A PROOF OF OWNERSHIP, FOR ANY DISPUTES IN ANY COURT ON LAW



CC

FILE NO. 449

VP. NO. 0957

वसई-४

सत क्र. 913/1/2023

03/1/2000

Approved as amended in.....
Subject to the Conditions mentioned in this office Letter No. VVCMC/P/CC/ VPI. 0957/149/2023
Dated : 31/08/2023

COMMISSIONER
VASAI-VIRAR CITY MUNICIPAL CORPORATION
Virar (East), Pln No. 401 305, Dist. Palghar.

Certified that the above permission is issued by Commissioner VVCMC, Virar.

Deputy Director,
VVCMC, Virar.

This permission C.C/RDP/Tentative Layout permission / OCC / HOC is subject to Conditions nos. 33, 34, 35, 36 & 37 of the Order No. If the conditions are violated the said permission stands cancelled.

REA STATEMENT	SQ. MET.
AREA OF PLOT (MINIMUM AREA OF 676.0 TO BE CONSIDERED)	3740.00
AS PER OWNERSHIP DOCUMENTS (7/12. CTS EXTRACT)	3740.00
AS PER MEASUREMENT SHEET	3740.00
AS PER SITE (PLOT AREA - ENCROACHMENT)	----
REDUCTION FOR	1246.92
AREA UNDER 30.00 M.W. D.P. ROAD	----
AREA UNDER EXISTING / INTERNAL ROAD	----
TOTAL (a+b)	2493.08
MINIMUM AREA OF PLOT (1-2)	----
OPEN SPACE (IF APPLICABLE)	----
(i) REQUIRED - (PERMISSIBLE)	----
(ii) BALANCE PROPOSED -	2493.08
AREA OF PLOT (3-4(c))	----
CREATION OPEN SPACE (IF APPLICABLE)	----
(i) REQUIRED -	----
(ii) PROPOSED -	----
INTERNAL ROAD AREA	----
LOTTABLE AREA (IF APPLICABLE)	2742.39
BUILT-UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (1.10) (R.NO. 15-BASIC FSI) (2493.08 x 1.10)	2742.39
BALANCE BASIC FSI	----
ADDITION OF FSI ON PAYMENT OF PREMIUM	1870.00
(i) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH/TOD ZONE 3740.00 / 0.50 = 1870.00	1870.00
(ii) FSI/TDR LOADING (3740.00 x 1.40 = 5236.00)	5236.00
TOTAL ENTITLEMENT (9+10a+11)	9848.39
(i) ANCILLARY AREA FSI UPTO 80% WITH PAYMENT OF CHARGES. (9611.21X60%)	5768.72
(ii) ANCILLARY AREA FSI UPTO 80% WITH PAYMENT OF CHARGES. (237.18X80%)	189.73
(iii) TOTAL ENTITLEMENT WITH ANCILLARY AREA (12+13a+13b)	15804.84
(d) APPROVED BUILT-UP AREA	15804.84
MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 8.1 OR 6.2 OR 6.3 OR 6.4 AS APPLICABLE) x 1.8 OR 1.8	----
TOTAL BUILT-UP AREA IN PROPOSAL (EXCLUDING AREA AT SR.NO. 17b)	15764.81
(e) APPROVED BUILT-UP AREA	2742.39
(f) PROPOSED BUILT-UP AREA (P-LINE)	15764.81
(i) BASIC	5236.00
(ii) PREMIUM	5751.71
(iii) TOTAL	189.73
(iv) ANCILLARY AREA UP TO 80% (15337.90/1.6X60%)	15764.81
(v) ANCILLARY AREA UP TO 80% (237.18X80%)	189.73
(d) PROPOSED BUILT-UP AREA. (AS PER 'P-LINE')	0.99
(e) TOTAL BUILT-UP AREA. (a+b+c)	0.99



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.वमई 4

दम्न क्रमांक : 15358/2024

नोंदणी :

Regn:63m

गावाचे नाव : निळेमोरे

कार करारनामा
2867000
(भाडेपट्टयाच्या
1941000

गार आकारणी देतो की पट्टेदार

पोटहिम्मा व
ल्याम)

1) पालिकेचे नाव:पालघर इतर वर्णन :सदनिका नं: वी-बिंग/1004, माळा नं: दहावा मजला, इमारतीचे नाव: धनंजय हिल व्यु, इतर माहिती: सदनिकेचे कारपेट क्षेत्र 26.19 चौ. मी. + 2.73 चौ. मी. एनक्लोज वाळकनी,एकुण क्षेत्र 28.92 चौ. मी.,गाव मौजे निळेमोरे,विभाग क्र. 9.((Survey Number : 273/1 ;))

1) 31.81 चौ.मीटर

किंवा जुडी देण्यात असेल तेव्हा.

करून देणा-या/लिहून ठेवणा-या
व किंवा दिवाणी न्यायालयाचा
वा आदेश अमल्याम,प्रतिवादिचे

1): नाव:-मे. धनलक्ष्मी डेव्हलपर्स चे भागीदार राजु वी. कोटला तर्फे कु. सु.डेविड शिवदामन - वय:-; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: धनंजय ग्रुप, ब्लॉक नं: -, रोड नं: निळेगाव, महानगरपालिका जवळ, नालामोपारा पश्चिम, पालघर, . पिन कोड:-401203 पॅन नं:-AANFD2309Q

करून घेणा-या पक्षकाराचे व
न्यायालयाचा हुकुमनामा किंवा
म,प्रतिवादिचे नाव व पत्ता

1): नाव:-मनीपा एम. पांडे वय:-38; पत्ता:-प्लॉट नं: ए/4, माळा नं: तळ मजला, इमारतीचे नाव: सर्वेप्वरी अपार्टमेंट, ब्लॉक नं: -, रोड नं: तुळीज रोड, विजय नगर नाका जवळ, दामोदर हॉल मागे, नालामोपागा पूर्व, पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-BPUPP7020R

2): नाव:-मनिप लल्लन पांडेय वय:-39; पत्ता:-प्लॉट नं: ए/4, माळा नं: तळ मजला, इमारतीचे नाव: सर्वेप्वरी अपार्टमेंट, ब्लॉक नं: -, रोड नं: तुळीज रोड, विजय नगर नाका जवळ, दामोदर हॉल मागे, नालामोपागा पूर्व, पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-BGWPP9781N

करून दिल्याचा दिनांक

05/09/2024

दणी केल्याचा दिनांक

05/09/2024

क,खंड व पृष्ठ

15358/2024

गावाप्रमाणे मुद्रांक शुल्क

200700

गावाप्रमाणे नोंदणी शुल्क

28670

टी विचारान घेतलेला तपशील:-

आकारताना निवडलेला अनुच्छेद

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

आहेत

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नोंदले.

ईवर्ग-४

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